

# Millburn

## April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Oakdale Avenue	CapeCod	3	2.1	1	\$875,000	\$875,000	\$937,000	107.09%	\$538,700	1.74
2	911 Ridgewood Road	Colonial	4	1.1	10	\$975,000	\$975,000	\$995,000	102.05%	\$692,000	1.44
3	66B Church Street	MultiFlr	3	4.1	29	\$1,095,000	\$1,095,000	\$999,000	91.23%	\$775,000	1.29
4	21 Norwood Terrace	Colonial	3	2.0	15	\$899,000	\$899,000	\$1,135,000	126.25%	\$629,300	1.80
5	817 Ridgewood Road	Colonial	4	2.1	9	\$1,295,000	\$1,295,000	\$1,425,000	110.04%	\$826,100	1.72
6	62 Whittingham Terrace	Colonial	4	3.1	16	\$1,198,000	\$1,198,000	\$1,500,000	125.21%	\$852,500	1.76
7	68 Clinton Avenue	Contemp	5	6.0	10	\$2,399,000	\$2,399,000	\$2,400,000	100.04%	\$1,800,400	1.33
AVERAGE					13	\$1,248,000	\$1,248,000	\$1,341,571	108.84%		1.58

### "Active" Listings in Millburn

Number of Units: 12  
Average List Price: \$1,298,483  
Average Days on Market: 54

### "Under Contract" Listings in Millburn

Number of Units: 18  
Average List Price: \$1,405,389  
Average Days on Market: 20



Millburn 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	37	2	13									23
List Price	\$895,333	\$836,000	\$1,130,000	\$1,248,000									\$1,075,714
Sales Price	\$943,667	\$779,333	\$1,130,000	\$1,341,571									\$1,120,714
SP:LP%	105.48%	98.39%	100.00%	108.84%									105.25%
SP to AV	1.55	1.73	1.77	1.58									1.62
# Units Sold	3	3	1	7									14
3 Mo Rate of Ab	1.40	2.33	3.29	4.45									2.87
Active Listings	6	8	11	12									9
Under Contracts	4	5	14	18									10

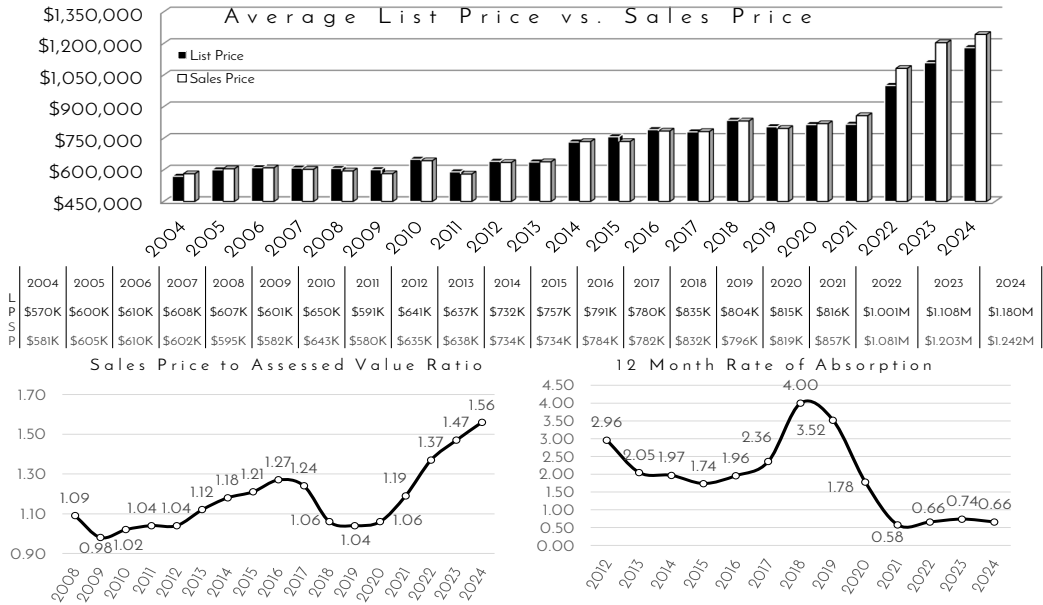
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	16	23	47.68%
Sales Price	\$966,578	\$1,120,714	15.95%
LP:SP	108.92%	105.25%	-3.37%
SP:AV	1.45	1.62	11.74%



YTD	2024	2025	% Change
# Units Sold	19	14	-26.32%
Rate of Ab 3 Mo	1.87	2.87	53.14%
Actives	6	9	68.18%
Under Contracts	7	10	41.38%

Millburn Yearly Market Trends



Millburn Yearly Market Trends

